

up to 107,000 SF



LEASING OPPORTUNITY

Atlantic  
COMMERCIAL  
PROPERTIES INC

40<sup>th</sup>  
ANNIVERSARY

1982-2022

11 Akerley Blvd - Dartmouth, NS

WAREHOUSING / DISTRIBUTION / INDUSTRIAL

# Highlights



Unit 1000 – 62,000 SF / Unit 2000 – 45,000 SF



Loading doors: 3 dock + 3 grade level (additional dock doors optional)



Clear ceiling heights of 19.5' (unit 1000) and 17.5' (unit 2000)



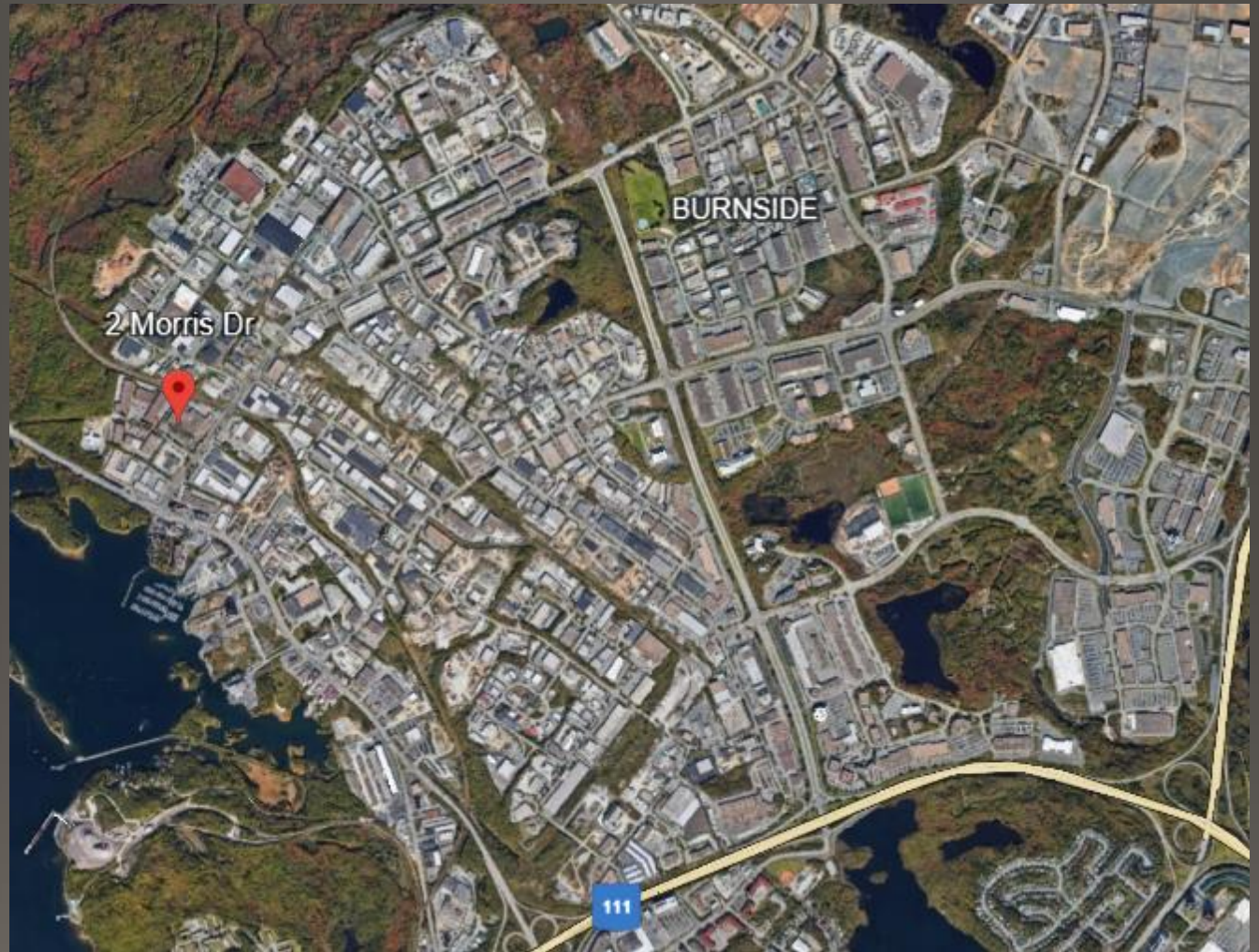
Conveniently located in Burnside Industrial Park



Large fenced yard space and ample parking

# Aerial Overview

- Easy access to road, rail, air and sea transportation
- Close to Port of Halifax – trade and logistics hub
- Less than 20 minutes from Halifax Stanfield International Airport



Burnside Industrial Park, NS, Canada

# Exterior Highlights

- 3 dock level doors
- 3 grade level doors
- Fenced yard space
- Ample parking (60+ stalls)
- Façade upgrades (coming 2025)





**HIGH VISIBILITY LOCATION**

# Warehouse Highlights

- LED lighting upgrade (motion activated)
- 19.5' & 17.5' ceiling heights
- 40' x 32' column spans
- Highly efficient natural gas hydronic heating system
- New HVAC controls





# Office Highlights

- Private offices
- Boardroom & meeting rooms
- Lunchroom
- Open concept flex space
- Natural lighting





# Floor Plans

Unit 1000 – 45,000 SF

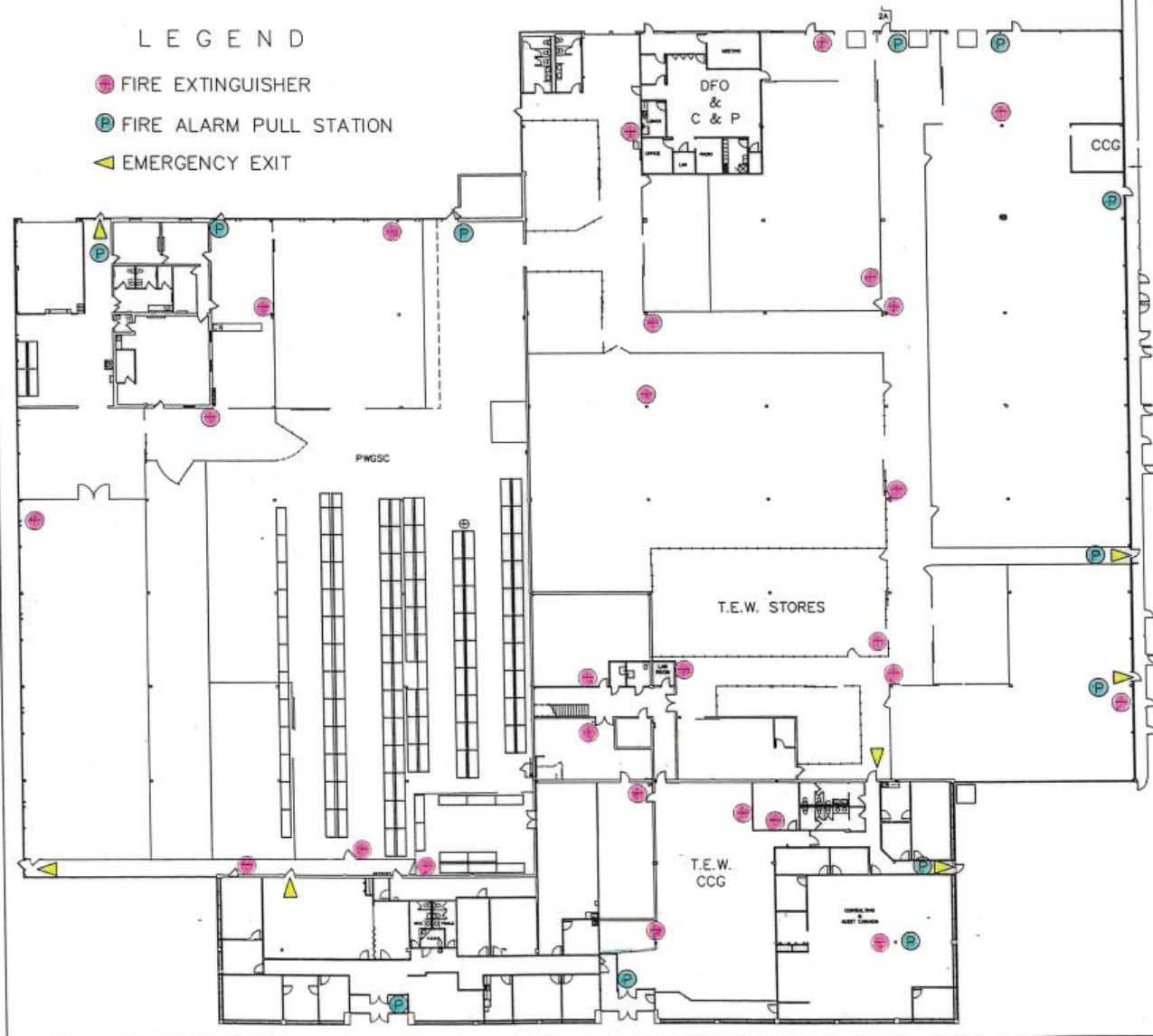
Unit 2000 – 62,000 SF

Total = 107,000 SF



LEGEND

- FIRE EXTINGUISHER
- FIRE ALARM PULL STATION
- ▲ EMERGENCY EXIT



# Atlantic Commercial Properties



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